

**ROGER P. CROTEAU & ASSOCIATES, LTD.**

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6 *Attorney for Plaintiff*  
**LAS VEGAS DEVELOPMENT GROUP, LLC**

8 UNITED STATES DISTRICT COURT  
9 DISTRICT OF NEVADA

10 \*\*\*

11 LAS VEGAS DEVELOPMENT GROUP, LLC, )  
a Nevada limited liability company, )

12 )  
13 Plaintiff, )

Case No. 2:15-cv-1127-APG-CWH

14 vs. )

15 SHIRLEY C. YFANTIS, an individual; )  
CRYSTALIA L. YFANTIS, an individual; )  
16 WELLS FARGO BANK, NA, a National )  
Banking Association; NATIONAL DEFAULT )  
SERVICING CORPORATION, an Arizona )  
17 corporation; MARIA BARROGA, an )  
individual; ANASTACIA CEPEDA, an )  
18 individual; SECRETARY OF THE )  
DEPARTMENT OF HOUSING AND URBAN )  
19 DEVELOPMENT, a federal governmental )  
agency; EVERGREEN MONEYSOURCE )  
20 MORTGAGE COMPANY, a Washington )  
corporation; DOE individuals I through XX; )  
21 and ROE CORPORATIONS I through XX, )

22 Defendants. )  
23 )

24 **STIPULATION AND ORDER TO DISMISS AS TO**  
**DEFENDANT, SECRETARY OF THE DEPARTMENT**  
**OF HOUSING AND URBAN DEVELOPMENT ONLY**

25 COMES NOW Plaintiff, LAS VEGAS DEVELOPMENT GROUP, LLC ("*LVDG*"), and  
26 Defendant, SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN  
27 DEVELOPMENT ("*HUD*"), by and through their undersigned counsel, and hereby stipulate and  
28

1 agree as follows:

- 2 1. The instant action was filed by the Plaintiff to recover title and possession of real
- 3 property commonly known as 9986 Otterburn Street, Las Vegas, Nevada 89178,
- 4 Assessor Parcel No. 176-28-613-097 (*"the "Property"*).
- 5 2. On December 1, 2015, HUD filed a Disclaimer of Interest herein [Doc. #55]
- 6 disclaiming any and all interest in the Property.
- 7 3. Based upon the foregoing, the instant action shall be dismissed in its entirety as it
- 8 relates to HUD only.
- 9 4. HUD shall be bound by any judgment of this Court relating to the rights and title
- 10 of the various remaining parties in and to the Property.
- 11 5. HUD shall retain all rights and claims that it may possess against any party to this
- 12 action.
- 13 6. Each party shall bear its own costs and fees.

14 Dated this 1<sup>st</sup> day of December, 2015.

15 ROGER P. CROTEAU &  
ASSOCIATES, LTD.

UNITED STATES ATTORNEY

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**LAS VEGAS DEVELOPMENT GROUP,  
LLC**

17 /s/ Troy K. Flake  
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*Attorney for Defendant*  
**SECRETARY OF THE DEPARTMENT  
OF HOUSING AND URBAN  
DEVELOPMENT**

24 **IT IS SO ORDERED.**

26 By: \_\_\_\_\_  
Judge, U.S. District Court

28 Dated: \_\_\_\_\_

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 1<sup>st</sup> day of December, 2015, I served via the United States District Court CM/ECF electronic filing system, the foregoing **STIPULATION AND ORDER TO DISMISS AS TO DEFENDANT, SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ONLY** to the following parties:

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 An employee of ROGER P. CROTEAU &  
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